

DISTRICT ADVISORY BOARD (DAB) I

MEETING MINUTES

Monday, September 14, 2009

6:30 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Twila Chaloupek
Vicki Churchman
Gerald Domotrovic
Tythan Miles
KC Ohaebosim
Janice Rich
Lisa Riley
Steve Roberts
James Roseboro
Janet Wilson
Bill Wynne

Guests

Listed on the last page

City of Wichita Staff Present

Officer West, Beat 38, Wichita Police Department
Sgt. Jose Salcido, Patrol North Community Policing Supervisor
Officer Recio, Beat 23, Wichita Police Department
Officer Ward, Beat 46, Wichita Police Department
Captain Jason Jones, Fire Department
Chief Snow, Fire Department
Rebecca Lewis, Environmental Service
LaShonda Porter, Neighborhood Assistant

Order of Business

Call to Order

CM Williams called the meeting to order at 6:30 p.m. and welcomed the guests. She asked that anyone addressing the Board to provide their name and address for the record.

Approval of Agenda

Roberts (Roseboro) made a motion to approve the agenda as submitted. Motion carried **11:0**

Approval of Minutes

Roberts (Wilson) made a motion to approve the minutes as submitted. Motion carried **11:0**

Public Agenda

1. **Agenda Items**
No items submitted.
2. **Off Agenda Items**
No items submitted.

Staff Report

3. Fire Report

Captain Jones from Station #10 provided the Board with an update on the Fires in August 2009. He advised that the total of 18 fires in August, totaling property loss of \$500,000 in damages for the City of Wichita. He noted that there were 1,057 incidents handled by four stations. The breakdown of the incidents is as follows:

Station 10 216 incidents

Station 5	216 incidents
Station 11	263 incidents
Station 2	362 incidents.

Jones noted that they hosted there 3rd Annual Hands on training over the weekend and had over 100 participants.

Jones reminded everyone to check their smoke detectors in October. He also provided information on how to get more updates on flu shots and H1N1. He directed residents and the Board to visit the following websites: www.cdc.gov and www.sedgwickcounty.org. **Jones** noted that the main issue with the illness is spreading it, so he advised that if you are sick to stay home.

Jones introduced Captain Snow who had just been promoted to Division Chief/Commander and noted that she would be attending our DAB meetings in the future. Chief Snow joins us from Battalion 9.

Wilson asked if they though the fire statistics were trending up or down. **Jones** advised that right now we are trending down, but we usually trend back up in early October. **Wilson** followed up and wanted to know if the Fire Department would give away batteries for smoke detectors this year. **Snow** advised that she didn't think they would do to the current state of the budget; however, if there was a resident in dire need they would do what they could to work with them to meet the need. **Snow** directed them to contact their nearest station for assistance in those cases.

CM Williams thanked the fire staff for their time and presentation.

Action Taken: Receive and file.

4. Police Report

Officer West, Beat 38 provided and update on the activity for his beat. He noted that residential burglaries are up, with statistics ranging from 11 burglaries in June, 23 in July, and 17 in August. **West** noted that an undercover assignment was completed on July 31st and at that time they were able to arrest one of the suspects. Additionally, on August 7th they arrested another suspect and gave citations to three others.

West noted that since the arrest they have only had two burglaries in September.

West also noted that Patrol East is doing a lot of club checks in the community.

Roseboro wanted to know is the burglaries decreasing because the youth have went back to school. **West** advised that has a little to do with it, but most of juveniles that are participating in this activity are not going to school anyway.

Sgt. Salcido introduced himself as the new Community Policing Supervisor and has been in the position now for the last two months. He noted that burglaries for Patrol North are down by 33%, with 95 burglaries in the month of August.

Salcido noted that there has been a series of incidents in the 2000 – 2500 blocks of stadium, and that there was a drive by shooting that morning. He noted that an impact meeting would be held the following day to discuss the activity with the community.

Officer Recio, Beat 23 advised that the downtown area is experiencing an increase in robberies. He also discussed the skate park and that the Police Department conducting a CPTED (Crime Prevention Trough Environment Design) study. He advised that the study showed that restrooms, water fountains and a gate should be added around the perimeter of the park.

Recio advised that a meth lab was found at 1244 S. Emporia and that seven individuals were arrested. He noted that three were charged and two were from Nebraska.

Recio also noted that they completed a john sting on August 23rd and 10 were arrested.

Wilson wanted to know if there was any video surveillance at the skate park. **Recio** advised that currently there is no surveillance.

Chaloupek wanted are there any restrooms at the skate park. **Recio** advised that no but the CPTED survey done Wichita Police Department is recommending that they add restrooms.

Officer Ward, Beat 46 provided an update on the operation clean house project at the Woodgate Apartments. He noted that between March 2008 – May 2009, Wichita Police Department answered 99 calls from residents at the apartment complex, resulting in 32 cases and 60.9 man hours spent to address the concerns.

Due to this high volume and use of resource Officer Ward worked with the management of the apartment complex and they took on three prong approach to address the concerns:

1. Implemented a crime free addendum for all leases holders, which allowed management to evict tenants if they were involved in criminal activity
2. Worked with OCI to address all housing code issues
3. Completed a CPTED (crime prevention through environmental design) study

During this process **Officer Ward** also noted that they were able to implement 10 neighborhood watches, weekly communication and through this process that evicted 47 tenants in one year.

Ward noted that the addendum has only been challenged once in court and the complex prevailed in that case. **Ward** further explained that since this project has been in affect they have reduced calls, cases, and man hours by 35 – 40%.

Ward then advised that the complex is under new management and they don't fully support the program so it like starting all over. In addition, the tenant population is changing from long term renters to now include juveniles that are being detained for one reason or another and Section 8 renters. The complex has seen a 227% increase in criminal activity since this change. **Ward** noted that he is working to rebuild that relationship but it will take time.

Roseboro wanted to know if anything new is going on in Chisholm Creek Park. **Ward** advised that the park has done some tree trimming adding more visibility in the park, so it

deters the activity. He noted that the activity has declined, but they have move the activity into the park closer to the bridge.

Wilson wanted to know what was been done over at the Grove Apartments. **Ward** noted that Officer Kimble was responsible for that area, but that he knew that Officer Kimble was working on something but didn't have the specifics.

Williams wanted to know if we still had Wichita State University college students still living at the Woodgate Apartments. **Ward** advised yes there are a large number of students living there.

Williams also thanked Officer Ward for his participation and completion of the Crisis Intervention Training (CIT). She explained that this training is very beneficial to the Officers as it allows them to deal with the mentally ill citizens more effectively.

The **Board** thanked the Officers for their time and presentation.

Action Taken: Receive and file.

New Business

5. **Lower Arkansas River Water Quality and the Wichita Watershed Assessment Restoration and Protection Strategy (WRAPS) Program**

Rebecca Lewis provided

Bill Longnecker, Planning Department presented information on the proposed amendment to the Wichita-Sedgwick County Unified Zoning Code to establish new guidelines to our current regulations regarding the storage of motor vehicles. The Wichita-Sedgwick County Unified Zoning Code ("UZC") defines the following terms:

Vehicle Storage Yard: the keeping outside of an enclosed building for more than 72 consecutive hours of one or more vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles. The term vehicle storage yard does not include "wrecking/salvage yard."

Vehicle, Inoperable: any vehicle that is unable to operate or move under its own power. It shall also mean any vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked or partially dismantled condition which includes having uninflated tires, no wheels, or lacking other parts necessary for the normal operation of the vehicle. It shall also mean any vehicle that because of mechanical defects, a wrecked or partially wrecked frame or body or dismantled parts, cannot be operated in a normal and safe manner. An inoperable vehicle shall not include vehicles needing only the installation of a battery or the addition of fuel to operate.

Wrecking/Salvage Yard: a lot, land or structure, or any part thereof, used for the collecting, dismantling, storing and / or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage material, junk, or discarded materials; and / or for the sale of parts thereof. Typical uses include motor vehicle salvage yards and junkyards. In the unincorporated area of the county only, the term "wrecking / salvage yard" shall not include the storage of salvage materials as permitted in Section 19-22(c) of the Sedgwick County Code.

The circumstance that triggered the Planning Commission's request to review this issue was the recent filing of three applications for "wrecking and salvage" by individuals who provide vehicle towing and impound services and/or conduct auto insurance pool auctions. Some vehicles taken to these businesses are inoperable, and may be stored up to three or four months, without any intention of repairing the vehicle, before they are removed from the site. The vehicles are not dismantled or parted out, only stored, but because the business stores inoperable vehicles for longer than 72 hours, by UZC definition, the activity is categorized as "wrecking and salvage." Wrecking and salvage uses are only permitted with "conditional use" approval in the LI Limited Industrial ("LI") and GI General Industrial ("GI") districts, and is permitted "by right" in the AFB district.

Staff recommends approval of the proposed amendment. Adoption of the proposed amendment would provide an additional auto-related use type. From a zoning administration standpoint, the proposed amendment distinctly separates the storage of inoperable vehicles from wrecking and salvage operations. The storage of inoperable vehicles by towing services and insurance auto pools and similar users would become a use permitted by right in the LI and GI districts; eliminating the public hearing requirement for property already zoned LI and GI the community has required since at least 1954. These types of uses have generated neighborhood opposition, not just from residential users but business owners as well. However, the proposed amendment includes development standards designed to mitigate foreseeable impacts by requiring screening from ground view and the use of all-weather surfaces where vehicles are stored.

The Board and citizens present expressed concern about what were the exact changes from the proposed amendments brought before them a month ago and wished to make sure that applications for these facilities would still have to be reviewed and require public input. **Mr. Longnecker** indicated that this would be the case. The Board and citizens also recommended reviewing the amendment to possibly create an independent zoning area for this use.

Action Taken: Domitrovic motioned to recommend approval of the amendment presented. Roberts 2nd the motion. Motion failed (7:3). Roseboro then motioned to deny the proposal and correct the document as intended to read per staff recommendation and presentation and also examine the idea of an independent zoning area for this use.

6. ZON2009-00023CON2009-00018

Bill Longnecker, Planning Department, presented information on a conditional use request for a zone change from two-family residential to general office at the location east of George Washington Boulevard between Grail Street and Wilma Street.

The Board expressed concern over what would be allowed under the new zoning if the property were to change hands and if the public would be involved in the process of determining that use. Mr. Longnecker stated that if the zone change occurred, a drug facility treatment, cell tower or major utility would be permitted and that many approved uses would require a conditional use permit which would require public comment. Mr. Longnecker further stated that the MAPC has recommended that no office or medical business be allowed at this site if it changes hands. Mr. Longnecker also clarified that the applicant would still be able to operate as they do currently as long as they do not expand.

Russ Ewy, Baughman Company, applicant for the agent, stated that the applicant does not intend to sell the property at this point and that the zone change is being requested to bring the land in accordance with its current use and to make it more marketable. He stated that the applicant is ok with not allowing medical office, but would like to allow general office use.

Dave Crockett, 1005 N Market, who is representing his client on Grail, and John Stevens, 3125 E Boston (representing Schweiter NA) urged the Board to accept the MAPC recommendation and allow a proposal review if the land changes ownership.

Kenneth Hipp, 3120 Wilma and Lauren Perry, 3102 Grail, stated that the property should be left zoned as is because new commercial development is not wanted or needed

Dave Gutteman, 3103 Grail, stated that he believes if and when WATC sells this property, they should sell off the property as single housing.

Action Taken: Wynne recommended that request be denied. Roseboro 2nd the motion. Motion passed (9:0:1).

7. Resolution of Support for Application for Housing Tax Credits (Village Square Apartments)

Mark Stanberry, Community Housing and Development, presented information on the request from Mennonite Housing Rehabilitation Services, Inc., for a City council resolution of support for an application for housing tax credits in connection with the proposed Village Square Apartment complex.

Andy Bias Director of of Mennonite Housing, explained that in order to get investors and funding for this project, it needs to exceed \$6 million. He stated that the level of need is there and people want 2 bedroom housing, there will be no zoning changes required and the project will be 75 units/acre which is below the maximum density required. He further said that Mennonite Housing will buy the property outright after the 15 year loan is paid, not sell it. He also clarified that they will have a zero tolerance policy with problematic tenants and will work with the neighborhood to make sure that safety needs are met and increased. He continued to say that Mennonite Housing is still building single family housing as well, but that an apartment complex in this area is still needed also.

Wilson asked what type of fencing and landscaping would be put on the property. **Mr. Bias** stated that they would do what is necessary to comply with code requirements for fencing and landscaping.

Ohaebosim and Wilson asked who would road improvements and maintenance. **Mr. Bias** responded that and that there will be paving and the City will maintain the roads.

Wynne inquired about the current financial condition of Mennonite Housing. **Mr. Bias** said that currently Mennonite Housing has good cash flow, diversified assets and that they are maintaining the required cash reserve and have other projects pending.

Wilson asked if there will be minority contractors and subcontractors hired for this project. **Mr. Bias** stated that there would.

Miles and Ohaebosim asked what would this do to the housing market and surrounding property values. **Mr. Bias** answered that Mennonite Housing produces quality housing, so it will add to the value of the neighborhood.

Bobby Thomas, 1643 N Minnesota, stated that the area only has 46% homeowners, so low income senior citizen housing should be built instead of an apartment complex.

Lorraine Guilleroy, 1713 Piatt, stated that an apartment complex will create more noise issues.

Eugene Anderson, 1832 N Poplar, stated that the neighborhood needs affordable, sanitary housing, as the current building at the proposed site has had issues in the past.

Treatha Brown Foster, 2211 N Kansas, stated that there have criminal issues around 16th and Piatt and that the neighborhood does not safe and is concerned that there are no set security and landscape plans for this project which may attract more public safety issues.

Joe Kirkendoll, 1550 N Minnesota, stated that he does not believe that safe and secure housing will be provided with this proposed housing structure.

Janet Green, 1821 N Piatt, stated that the citizens must clean-up and police their own neighborhood and take charge to decrease violence and that any new structures in the neighborhood are good. It was also stated that the structure should be 1 level instead of 3 so that the perception of the structure is different and that the property should be gated and the tenants should be screened.

Delores Cox, 1560 N Minnesota, said that the area needs more housing and jobs. She stated that these apartments will require more services to be provided to the community and suggested building either 4-6 3 bedroom houses or 18 one level apartments.

Action Taken: Roseboro made a motion to decline the request for resolution of support for this project. Domitrovic 2nd the motion. Motion passed (6:4)

Update

8. Updates, Issues and Reports

Roseboro advised that WIN will meet at Bostick school and have a clean-up from 7:30 to noon this coming Saturday, August 22.

The Board also mentioned there National Night Out events August 4 and stated that they were all a success.

With no further business, a motion to adjourn was made. Motion carried 10-0. The meeting adjourned at 9:30 p.m.

Respectfully Submitted,
Kelli Glassman
Neighborhood Assistant

Guests

Loren & Debbi Perry, 3102 E Grail St
Don Grommesh, 3101 Wilma

Kenneth Hipp, 3120 Wilma
Greg Draper, 1950 N Madison
Dave Crockett, 1005 N Market
John Todd, 1559 Parme
Treatha Brown-Foster
Russ Ewy, 315 Ellis
Janet Green, 1821 N Piatt #6
Elaine Guillory, 1713 Piatt
Maxine Bostic, 4601 Vesta
Joe Kirkendoll, 1550 N Minnesota
Debra Miller Stevens, 3125 E Boston
John Stevens, 3125 E Boston
Beverly Dometrovic, 1219 SW Drive
Gayle Dometrovic, 1219 SW Drive
Michael Barushok, 354 N Green
Bobby Thomas, 1643 N Minnesota
Stan & Joyce Chilton, 3010 Grail 67211
Dave & Maria Gudeman, 3103 Grail 67211
Eugene Anderson, 1832 N Poplar
Maury Breidenthal, 7829 E Rockhill
Deloris Cox, 1560 N Minnesota